



Barnston | Ashington | NE63

£159,950

Absolutely stunning three-bedroom semi detached family home in the popular North Seaton area of Ashington , close to local shops, schools and with excellent transport links. The property boasts a large lounge and modern kitchen diner with integrated appliances downstairs while on the first floor you will find three good sized bedrooms and a contemporary bathroom. Externally there is a block paved driveway to the front and a large rear garden laid mainly to lawn.

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Fantastic Three-Bedroom Semi Detached Home in North Seaton

Modern Fitted Kitchen Diner with numerous Fitted Appliances

Three Good Sized Bedrooms

Stunning Family Bathroom

Large Rear Garden

Driveway for Two Cars

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite Door

ENTRANCE HALLWAY: Stairs to first floor landing, tiled flooring

LOUNGE: 13'8 (4.17) x 12'3 (3.73)

Double glazed front window, television point, opening to dining/kitchen

KITCHEN: 15'5 (4.70) x 10'3 (3.12)

Double glazed side window, range of wall, floor and drawer units with coordinating square edged work surfaces, stainless steel unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine and dishwasher, part tiling to floor, double glazed rear patio doors.

FIRST FLOOR LANDING AREA: 6'1 (1.85) x 7'8 (2.33)

Double glazed side window, loft access

FAMILY BATHROOM: 5'1 (1.80) x 6'1 (1.85)

3 piece suite comprising: panelled bath with mains shower over, wash hand basin set in vanity unit, low level wc, tiling to walls, tiled flooring, extractor fan, double glazed rear window, heated towel rail

BEDROOM ONE: 8'7 (2.62) x 13'7 (4.15)

Double glazed front window, radiator, mirror fitted wardrobes, modern flooring, television point.

BEDROOM TWO: 9'1 (2.77) x 9'5 (2.87)

Double glazed rear window, radiator, television point.

BEDROOM THREE: 7'4 (2.24) x 6'8 (2.03)

Double glazed side window, radiator, built in cupboard

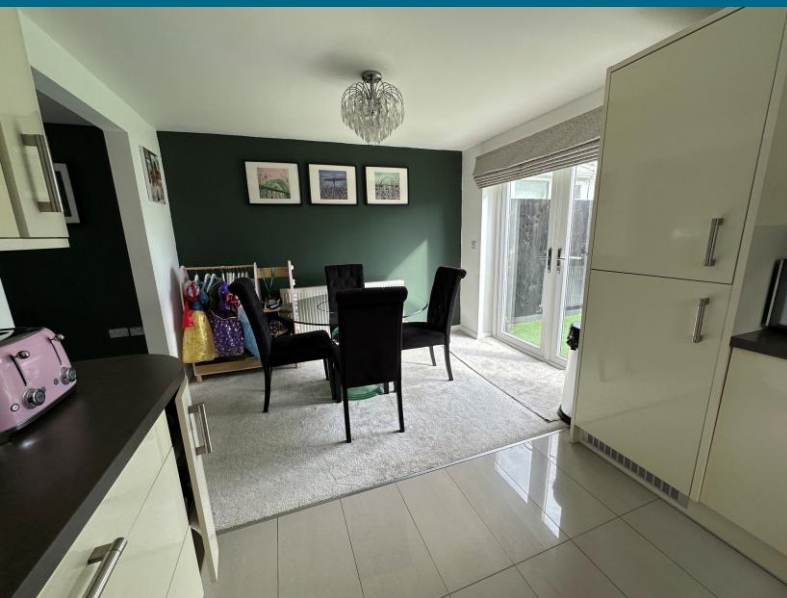
EXTERNALLY: FRONT GARDEN: Block paved driveway for two cars

REAR GARDEN: Good sized garden laid mainly to lawn, low maintenance, patio area and decking, garden shed

T: 01670 850 850

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PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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